

# The City of NORMAN

225 N. Webster • P.O. Box 370 Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD23-34

APPLICANT:

CCR Boyd, L.L.C.

DATE:

September 14, 2023

LOCATION:

305 E. Boyd Street

WARD:

1

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Multi-Family Residential Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning for a Multi-Family Residential Development. This property is currently zoned CCFBC, Center City Form-Based Code. Rezoning is requested to CCPUD, Center City Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on Thursday, September 28, 2023 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room B of the Norman Development Center, 225 N. Webster Avenue, located west of the downtown Post Office (former Norman Public Library; entrance on north side).

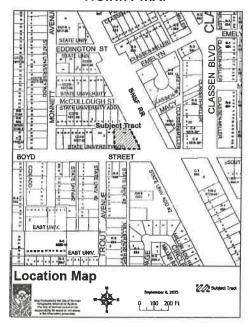
This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 12, 2023 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Gunner Joyce, (405) 310-5274 during business hours. We look forward to your participation and thank you for taking an active role in your community.

#### VICINITY MAP





## Application for Pre-Development Informational Meeting

Case No. PD 23-34

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT/LAND OWNER CCR Boyd, LLC	ADDRESS c/o Rieger Law Group, Attorney for Ap 136 Thompson Dr., Norman, OK 73069	c/o Rieger Law Group, Attorney for Applicant 136 Thompson Dr.,	
EMAIL ADDRESS	NAME AND PHONE NUMBER OF CONTACT	NAME AND PHONE NUMBER OF CONTACT PERSON(S)	
c/o Gunner Joyce, Attorney for Applicant	Gunner Joyce, 405-310-5274	Gunner Joyce, 405-310-5274	
gjoyce@riegerlawgroup.com	BEST TIME TO CALL: M-F Business Hours		
■ Concurrent Planning Commission review requested and application submitted with this application.			
A proposal for development on a parcel of land, generally located at 305 E. Boyd Street, as more particularly described in the attached application packet.			
and containing approximately 0.454 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.			
The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):			
The Applicant seeks to rezone the subject property to a Center City Planned Unit Development to allow for the			
development of a multi-family residential structure with 7 residential units and accompanying uses, as shown on the attached			
preliminary site development plan.			
This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review	
☐ 2025 Plan Amendment ☐ Growth Boundary ☐ Land Use	<ul><li>✓ Deed or Legal Description</li><li>✓ Radius Map</li></ul>	Requested:	
☐ Transportation	Certified Ownership List	Received on:	
Rezoning to <u>CCPUD</u> District(s)	☐ Written description of project	9-1-2023	
Special Use for	Preliminary Development Map	at 1:30 a.m. 6.m	
Preliminary Plat(Plat Name)	Greenbelt Enhancement Statement	ata.m./b.m/	
☐ Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)	Filing fee of \$125.00	by net	
Commercial Communication Tower	Current Zoning: CCFBC		
	Current Plan Designation:		

Sean Paul Rieger Daniel L. Sadler Gunner B. Joyce



Keith A. Barrett Libby A. Smith Joe P. Krodel

September 1, 2023

City of Norman Planning Department 201 West Gray Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent CCR BOYD, LLC (the "Applicant") in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone the subject property in order to facilitate a multi-family residential development on the Property that is thoughtfully designed and within close proximity to the University of Norman. The Applicant will seek to rezone to a Center City Planned Unit Development in order to achieve minor adjustments from a strict application of the Center City Form Based Code that will achieve the Applicant's desired development. A preliminary site plan showing the proposed layout is included with this application packet.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let us know if you have any questions. We thank you for your consideration.

Very Truly Yours,
RIEGER LAW GROUP PLLC

GUNNER B. JOYCE
Attorney at Law

### EXHIBIT B

### PROPOSED SITE DEVELOPMENT PLAN Full Size PDF Documents Submitted to City Staff

